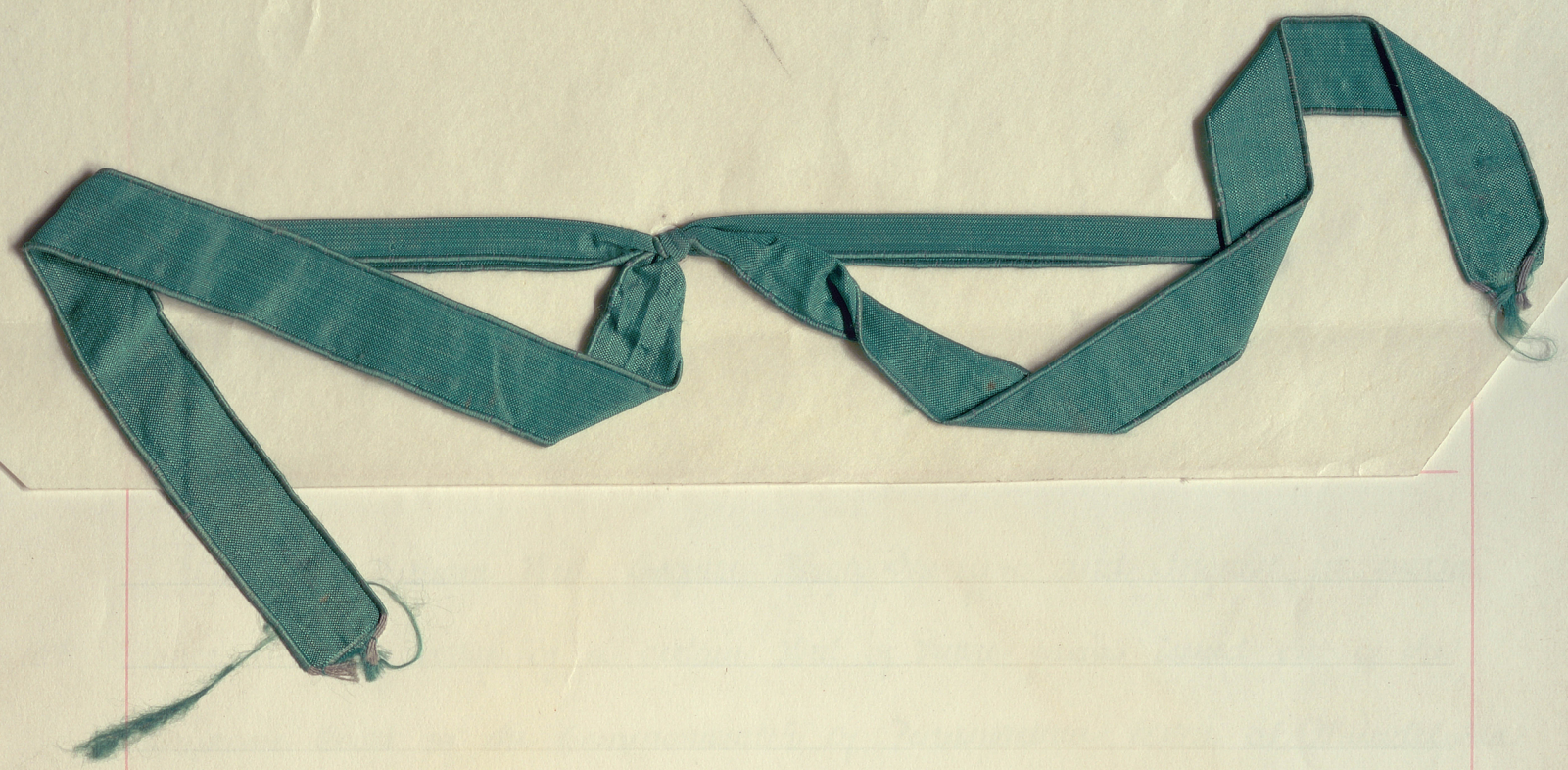

Brief of Title

(to)

A certain Lot of ground with the Messuages thereon erected situate on the North side of Walnut Street, South side of Sansom East side of Twenty-third Street and West side of Twenty second Street, in the Eighth Ward of the City of Philadelphia. Containing in front on said Walnut Street and Sansom Street respectively 273 feet and extending in depth along said Twenty second and Twenty-third Streets respectively 235 feet

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inches 4 3 2 1 0 — centimeters 0 1 2 3 4 5 6 7 8 9 10

	1	2	3	4	5	6	7	8	9	10	11 (A)	12	13	14	15
L*	39.12	65.43	49.87	44.26	55.56	70.82	63.51	39.92	52.24	97.06	92.02	87.34	82.14	72.06	62.15
a*	13.24	18.11	-4.34	-13.80	9.82	-33.43	34.26	11.81	48.55	-0.40	-0.60	-0.75	-1.06	-1.19	-1.07
b*	15.07	18.72	-22.29	22.85	-24.49	-0.35	59.60	-46.07	18.51	1.13	0.23	0.21	0.43	0.28	0.19

	16 (M)	17	18 (B)	19	20	21	22	23	24	25	26	27	28	29	30
L*	49.25	38.62	28.86	16.19	8.29	3.44	31.41	72.46	72.95	29.37	54.91	43.96	82.74	52.79	50.87
a*	-0.16	-0.18	0.54	-0.05	-0.81	-0.23	20.98	-24.45	16.83	13.06	-38.91	52.00	3.45	50.88	-27.17
b*	0.01	-0.04	0.60	0.73	0.19	0.49	-19.43	55.93	68.80	-49.49	30.77	30.01	81.29	-12.72	-29.46

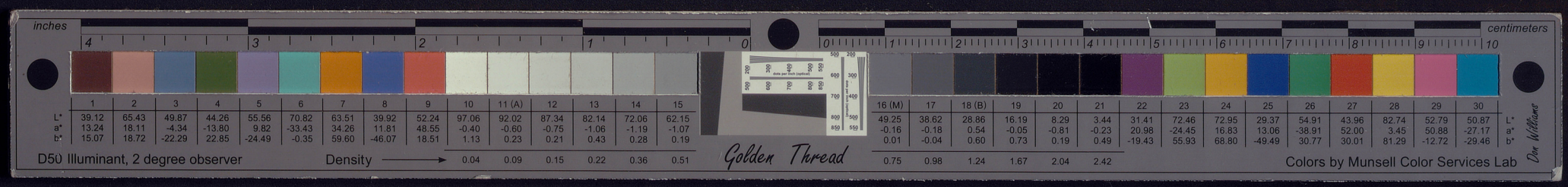
D50 Illuminant, 2 degree observer

Density → 0.04 0.09 0.15 0.22 0.36 0.51 | 0.75 0.98 1.24 1.67 2.04 2.42

Golden Thread

Colors by Munsell Color Services Lab

Don Williams



	1	2	3	4	5	6	7	8	9	10	11 (A)	12	13	14	15
L*	39.12	65.43	49.87	44.26	55.56	70.82	63.51	39.92	52.24	97.06	92.02	87.34	82.14	72.06	62.15
a*	13.24	18.11	-4.34	-13.80	9.82	-33.43	34.26	11.81	48.55	-0.40	-0.60	-0.75	-1.06	-1.19	-1.07
b*	15.07	18.72	-22.29	22.85	-24.49	-0.35	59.60	-46.07	18.51	1.13	0.23	0.21	0.43	0.28	0.19
Density										0.04	0.09	0.15	0.22	0.36	0.51

	16 (M)	17	18 (B)	19	20	21	22	23	24	25	26	27	28	29	30	
L*	49.25	38.62	28.86	16.19	8.29	3.44	31.41	72.46	72.95	29.37	54.91	43.96	82.74	52.79	50.87	L*
a*	-0.16	-0.18	0.54	-0.05	-0.81	-0.23	20.98	-24.45	16.83	13.06	-38.91	52.00	3.45	50.88	-27.17	a*
b*	0.01	-0.04	0.60	0.73	0.19	0.49	-19.43	55.93	68.80	-49.49	30.77	30.01	81.29	-12.72	-29.46	b*
Density	0.75	0.98	1.24	1.67	2.04	2.42										

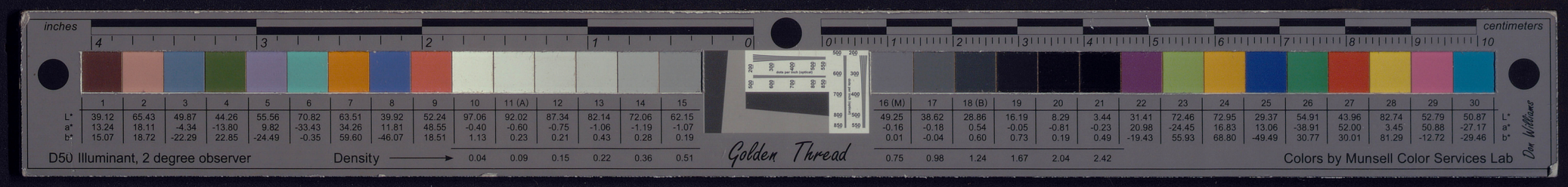
1781

November 10th

Return of William Will, Esquire High Sheriff &c and Inquest in pursu-
:ance and by virtue of a certain Writ of Venire facias issued out of the
Supreme Court of the Commonwealth of Pennsylvania tested at Philadelphia
the 10th day of November A.D. 1781. That by virtue of said Writ said
Sheriff had caused two of the unappropriated Public lots in the City
of Philadelphia: Situate and bounded as follows to wit; One of them
on the West side of Schuylkill Front Street and on the North side of
Walnut Street Containing in breadth North and South 123 feet 9 inches and
extending in depth from Front Street aforesaid into the River Schuylkill
as far as low water mark. bounded Northward by Public Ground.
Westward by the River Schuylkill at low water mark aforesaid South-
:ward by Walnut Street aforesaid and Eastward by Front Street aforesaid
And the other of the said Lots situate on the West side of Schuyl-
:kill Front Street aforesaid and on the South side of Walnut Street &c
to be assigned set and laid out for the said John Patton and Ben-
:jamin Davis in the said Writ thereunto annexed named as tenants
in common in lieu and full satisfaction of the lot with the ap-
:purtenances in the said Writ described. Which said return being
read and approved of by the Court. Whereupon it was adjudged
by the Court that the said John Patton and Benjamin Davis Jr
do hold the said Tenements as tenants in common. Agreable
to the Act of Assembly (passed April 10. 1781) in such case made
and provided.

Recited in next deed

The said parties made a just equal and absolute partition of said
Lots of Ground, between them when the Lot first above described was



allotted unto the said John Patton.

1785
January 10th
Exd. Record

Deed Benjamin Davis and wife to John Patton his Heirs and as-
:signs for said Lot of Ground situate on the North side of Walnut
Street and West side of Schuylkill Front Street as above described.
Acknowledged same day. Recorded Febru-
:ary 24. 1792 in Deed Book D. No: 33. page 109 &c

No seperate Acknowledgment for wife

1790
December 4th
Exd. Record

Patent The Supreme Executive Councie of the Commonwealth of Penn-
:sylvania to John Patton his Heirs and Assigns for the lots of land
marked in the general plan of lots No: 1578 and 1579 lying and being
in the City of Philadelphia the lot No: 1578 situate on the West side
of Front Street on the South side of George Street and on the East
side of Water Street. Containing in breadth North and South on
Front Street 111 feet 3 inches and in length or depth East and West
from Front Street to Water Street along the South side of George
Street about 273 feet. Bounded Eastward by Front Street North-
:ward by George Street, Westward by Water Street and Southward
by John Pattons lot No: 1 and the lot No: 1579 situate on the West
side of Water Street on the South side of George Street and adjoin-
:ing the River Schuylkill. Containing in breadth North and South on
the said Water Street 111 feet 3 inches and in length or depth East and
West along George Street from the said Water Street in the River Sch-
:uylkill as far as low water mark. Bounded Eastward by the said

:ning the River Schuylkill. Containing in breadth North and South on the said Water Street 111 feet 3 inches and in length or depth East and West along George Street from the said Water Street in the River Sch-:uylkill as far as low water mark. Bounded Eastward by the said

Water Street, Northward by the said George Street, Westward by the River Schuylkill at low water mark and Southward by John Pat-:tons lot No: 1.

Recorded in Patent Book A. vol. 17 page 295
and in exemplification Record Book No: 4 p. 371.

1790
December 6.
Exd. Record

Deed Poll John Patton and wife to the Commonwealth of Pennsyl-:vania and their Assigns for Three lots of ground situate contigu-:ous to each other and bounded and described as follows viz: on the West side of Front Street on the North side of Walnut Street and on the South side of George Street. Containing in breadth North and South on Front Street 235 feet 6 inches and extending in length or depth East and West from the said Front Street into the River Schuylkill as far as low water mark about 914 feet 1 inch. Bounded Eastward by Front Street Southward by Walnut Street Northward by George Street and Westward by the River Schuylkill at low water mark. Containing 4 acres 2 quarters and 30 perches including Water Street of the breadth of 50 feet. [Being composed of said Lot conveyed by Benjamin Davis to John Patton and lots Nos. 1578 and 1579.]

Acknowledged same day Recorded Feb: :ruary 24. 1792 in Deed Book D. No: 33 page 112 &c

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1807 Act of the General Assembly of Pennsylvania entitled an act

April 4th

for the removal of the Powder Magazine from the City of Phil-
:adelphia authorizing John Dunlap, Thomas Leiper, Matthew Shaw,
Stephen Decatur and John Singer or any three of them on
behalf of the Commonwealth to make sale of the Powder Maga-
:zine and Buildings belonging thereto with the lot or square on
which they are erected and convey the same reserving the posses-
:sion thereof until another Magazine should be erected and out
of the money arising from said sale or as much thereof as
might be thought necessary to purchase one or more lots of
ground and cause to be erected thereon two or more Magazines

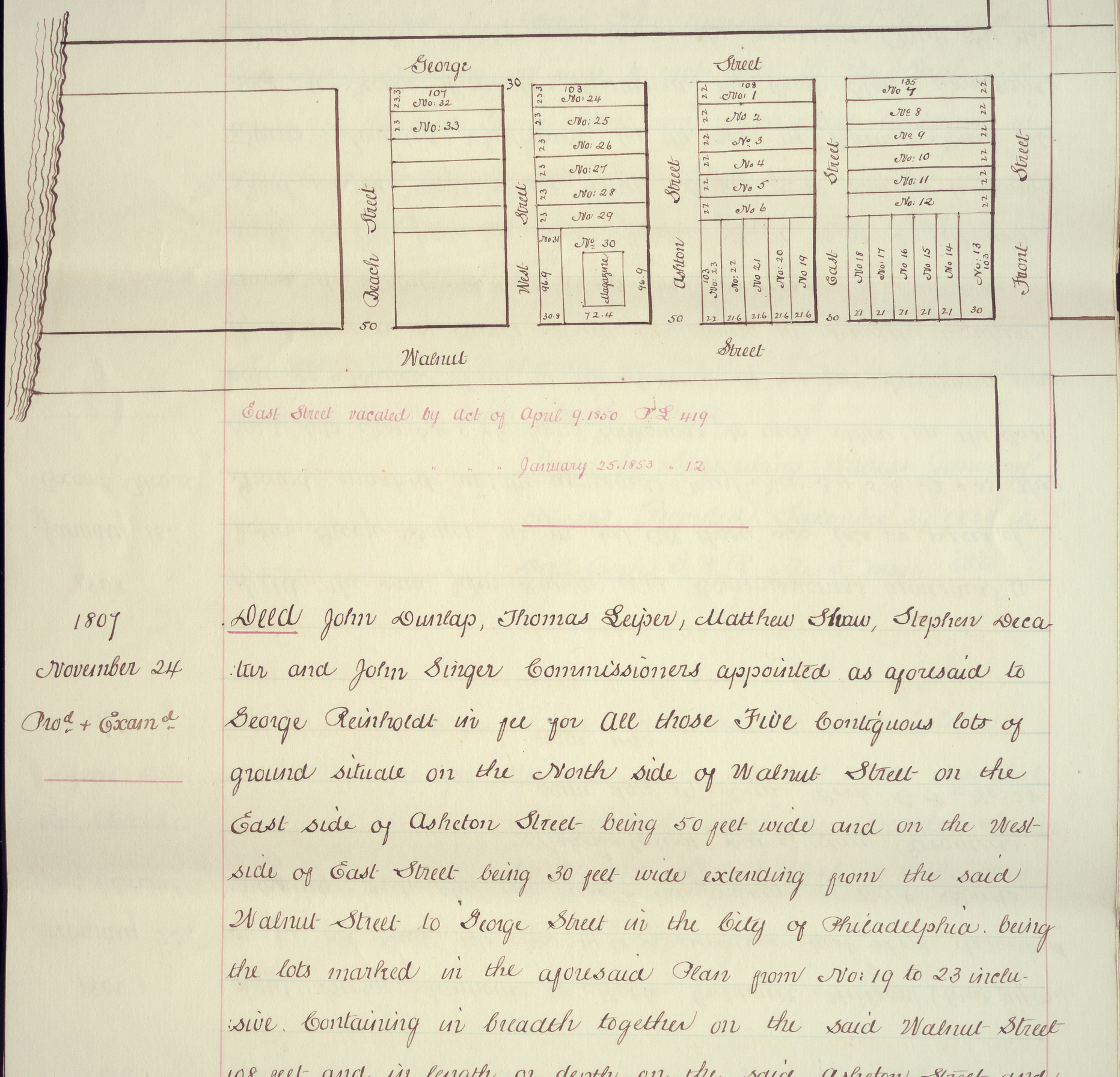
Smiths Laws 1807 page 392.

By referring to Smiths Laws 1787 page 406. note the following
may be found "Supplement to the Act of 6th of April 1790 -
passed 13. April 1791 (chap. 1562) All Gunpowder brought into
the City after the 1st of July (then next) shall be deposited and
kept in the new magazine (on the banks of the Schuylkill, on the
North side of Walnut Street.

Recited in next deed

The said Commissioners caused the said lots or pieces of
land to be subdivided into Convenient Building lots, and in a
Plan thereof numbered the same from Nos 1 to 48 inclu-
sive and laid open certain Streets for the accomodation there-
:of

sive and laid open certain Streets for the accomodation there-
:of



East Street vacated by act of April 9.1850 P.L 419

" " " January 25.1853 " 12

1807 November 24 Prod.+ Exam.d

Deed John Dunlap, Thomas Leiper, Matthew Shaw, Stephen Decatur and John Singer Commissioners appointed as aforesaid to George Reinholdt in fee for all those Five Contiguous lots of ground situate on the North side of Walnut Street on the East side of Asheton Street being 50 feet wide and on the West side of East Street being 30 feet wide extending from the said Walnut Street to George Street in the City of Philadelphia. being the lots marked in the aforesaid Plan from No: 19 to 23 inclusive. Containing in breadth together on the said Walnut Street 108 feet and in length or depth on the said Asheton Street and East Street respectively 103 feet Bounded Westward by Asheton Street, Northward by lot No: 6. Eastward by East Street and Southward by Walnut Street] Reciting the title as above set forth and that said lots were sold at Public Sale after due and timely notice &c] Together with the free use and privi-
(:lege)

:lege of said Streets.

Proved by Subscribing Witness January 9.
1808 Recorded February 22. 1808 in Deed
Book E. F. No: 28 page 450 &c

1808
February 22.
Proof + Examn

Deed George Reinhold to Noble Caldwell Neilson (Consn $950=)
in fee for said lots Nos. 19 to 23 inclusive last above described
Together with the free use and privilege of said Streets.
Acknowledged same day. Recorded
same day in Deed Book. E. F. No: 28
page 453

1808
January 13.
Examn Record

Deed the said John Dunlap et al Commissioners aforesaid to
John George Boyer in fee for all those six lots or pieces of
Ground marked in the aforesaid Plan Nos: 3.4.5.6.32 + 33. The
said lots Nos: 3.4.5.+6 lying contiguous to each other on the East
side of Asheton Street at the distance of 44 feet Southward from
the South side of George Street. Containing in breadth together
on said Asheton Street 88 feet and extending in length or
depth 108 feet from the said Asheton Street to a 30 feet wide
Street called East Street which extends from Walnut to George
Streets. Bounded Southward by the rear of Walnut Street lots
sold to George Reinhold Eastward by East Street aforesaid
Northward by the lot marked in the aforesaid Plan Lot. No:

the South side of George Street. Containing in breadth together on said Asheton Street 88 feet and extending in length or depth 108 feet from the said Asheton Street to a 30 feet wide Street called East Street which extends from Walnut to George Streets. Bounded Southward by the rear of Walnut Street lots sold to George Reinhold Eastward by East Street aforesaid Northward by the lot marked in the aforesaid Plan Lot. No:

2 and Westward by Asheton Street aforesaid And the said Lots Nos. 32 + 33 lying contiguous to each other at the South East corner of the said George Street and Beach Street. Containing in breadth together on the said Beach Street 46 feet 3 inches and in length or depth on the said George Street 107 feet. Bounded South-:ward by the lot marked in the said Plan No: 34 Sold to Henry Pratt Esquire, Eastward by a 30 feet wide Street call-:ed West Street. Northward by George Street aforesaid and Westward by the said Beach Street.

Proved by Subscribing Witness January 30. 1808 Recorded September 29. 1825 in Deed Book G.W.R. No: 5 page 556.

1810 April 25 Exd Record

Deed John George Boyer and Wife to Noble Caldwell Neilson in fee for, inter alia, same lots last above described Acknowledged same day. Recorded September 29. 1825 in Deed Book G.W.R. No: 5 Page 563 &c

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1810 September 7. Proda + Examd

Deed John Dunlap, Thomas Leiper and John Singer, Surviving Commissioners appointed as aforesaid, to Noble Caldwell Neilson in fee for All those lots Nos. 1 + 2 lying Contiguous to each other at the South East corner of George Street and Asheton Street in the City of Philadelphia. Containing in breadth together on the said Asheton Street 44 feet and in length or depth on the said

George Street 108 feet. Bounded Southward by Lot marked No: 3. Eastward by East Street, Northward by George Street and Westward by Ashton Street Also all those lots marked from Nos: 7 to 18 inclusive with the Brick messuage thereon erected lying contiguous to each other at the North West corner of Walnut Street and Schuylkill Front Street in the City of Philadelphia Con-:taining in breadth together on the said Walnut Street 135 feet and in length or depth on the said Front Street 235 feet: Bound-:ed Eastward by the said East Street Northward by George Street Eastward by the said Schuylkill Front Street and South-:ward by Walnut Street. Together with the free use and privilege of said Streets.

Proved by subscribing Witness same day

Recorded October 10. 1825 in Deed Book. G.W.

R. No: 8 page 597 &c

District Court

Judgment Confessed [D.S.B. No: 1] Docket June Term 1811

105

Joshua Lippincott

vs

Noble C. Nelson

Cognt. July 26. 1811

Coram

J.W. Porter.

Fi fa to March Term 1812 No 60

d.s.b. Judgment for $16.000. by Warrant on bond dated June 19. 1811. Condition-:ed for the payment of Eight thousand Dollars ($8.000) Payable on the 19th day of June One thousand eight hundred and Eleven. together with lawful Interest for the same. July 26. 1811 Judgment.

	Cogn.t July 26. 1811 Coram J.W. Porter Fi fa to March Term 1812 No 60	Dollars (f 8.000) Payable on the 19th day of June One thousand eight hundred and Eleven. together with lawful Interest for the same. July 26. 1811 Judgment.

Execution Docket March Term 1812

J. Sergeant 60	Joshua Lippincott vs. Noble C. Neilson Exit Jany.	Fi. fa. d.s.b. July 26. 1811 Levd. + Cond.

Execution Docket June Term 1812

J. Seargeant 12	Joshua Lippincott vs Noble C. Neilson Exit March 7.	Vend. Exponas Sold to Joshua Lippincott for $7000.

Execution Docket June Term 1814

Griffith 198	Joshua Lippincott vs. Noble C. Neilson June 1.	Fi. fa. for vendue. [D.S.B. July 26. 1811 Levied and Condemned

Execution Docket September Term 1814.

Griffith 96.	Joshua Lippincott vs Noble C. Neilson July 9.	Vend. Exp. [J.14. 198] Sold to Charles Marquedant for $100.

1814
September 1st
Exd Record

Deed Poll Jacob Fitler Esquire High Sheriff &c to Charles Marquedant in fee for All that lot of ground situate on the North side of Walnut Street and South side of George Street, and on the West side of Schuylkill Front Street and East side of East Street Containing in length North and South 235 feet and in breadth East and West 135 feet Bounded Northward by George Street, Eastward by Schuylkill Front Street, Southward by Walnut Street and Westward by East Street. Also All that lot of ground situate on the North side of Walnut Street and South side of George Street and East side of East Street and West side of Asheton Street. Containing in length North and South 235 feet and in breadth East and West 108 feet. Bounded Northward by George Street, Eastward by East Street, Southward by Walnut Street and Westward by Ashton Street. Also All that lot of ground situate on the North side of Walnut Street and South side of George Street and West side of Ashton Street and East side of West Street. Containing in length North and South 235 feet and in breadth East and West 103 feet. Bounded Northward by George Street Eastward by Ashton Street. Southward by Walnut Street and Westward by West Street. Also all that lot of Ground situate on the South side of George Street, West side of West Street and East side of Beach Street. Containing in breadth North and South or front on West Street and Beach Street 46 feet 3 inches and in length East and West or front on George Street 107 feet. Bounded Northward by George Street Eastward by West Street Southward by lot marked in the Plan of the Powder Magazine lots No: 34 and Westward by Beach Street. Consideration $100.

Sold as the Estate of Noble C. Nelson at the suit of Joshua —

North and South on front on West Street and Beach Street 46 feet 3 inches and in length East and West on front on George Street 107 feet. Bounded Northward by George Street Eastward by West Street Southward by lot marked in the Plan of the Powder Magazine lots No: 34 and Westward by Beach Street. Consideration $100.

Sold as the Estate of Noble C. Nelson at the suit of Joshua Sippincott. Writ tested June 11. 1814

Acknowledged in Open District Court September 10. 1814 and entered among the Records thereof in Sheriffs Deed Book A. page 258 &c.

1825 September 27. Proa. & Examd.

Deed Charles Marquedant and wife to Timothy Caldwell in fee for a certain lot or piece of ground situate on the North side of Walnut Street and South side of George Street and on the West side of Schuylkill Front Street and East side of East Street in the City of Philadelphia Containing in length North and South 235 feet and in breadth East and West 135 feet, Bounded Northward by George Street. Eastward by Schuylkill Front Street, Southward by Walnut Street and Westward by East Street And Also All that lot of ground situate on the North side of Walnut Street and on the South side of George Street and on the West side of East Street and East side of Ashton Street in the City of Philadelphia - Containing in length North and South 235 feet and in breadth East and West 108 feet. Bounded Northward with George Street. Eastward by East Street Southward by Walnut Street and Westward by Ashton Street. [Recited as being the same premises conveyed by the last above set forth Sheriffs Deed Recorded in D.6. Sheriffs Deed Book A. page 285 &c]

Acknowledged same day Recorded October 10. 1825 in Deed Book G.W.R. No: 8 page 600 &c

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1827

October 11.

Prod. & Exam^d.

Satisfied

February 11. 1867

Indenture of Mortgage Timothy Caldwell to Casper W. Morris his Heirs and Assigns granting the same two lots last above described in Mortgage to secure the principal sum of $7.000.

Acknowledged October 25. 1827. Recorded October 26. 1827 in Mortgage Book G. W. R. No: 8 page 650 &c

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1828

October 11.

Prod. & Exam^d.

Satisfied

February 11. 1867

Indenture of Mortgage Timothy Caldwell to The Contributors to the Pennsylvania Hospital their Successors and Assigns granting, inter alia, the same two lots last above described in Mortgage to secure the principal sum of $8.000.

Acknowledged October 15. 1828. Recorded October 16. 1828 in Mortgage Book G. W. R. No: 12 page 360 &c

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The last above Mortgage Debt was afterwards reduced to the sum of $3.000. $5000 having been paid on Acct thereof

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Supreme Court Eastern District of Pennsylvania

Appearance Docket December Term 1812 L. Page 69.]

Wallace

82

Paid by Atty

Farmers and Mechanics Bank	Scire facias Sur Mortgage Exit 29.
vs	Decr 1812 "Made known"
Noble C. Neilson	January 12. 1813 I sign Judgt. for the

Appearance Docket December Term 1811 Page 29

Wallace 82 Paid by Atty	Farmers and Mechanics Bank vs Noble C. Neilson	Scire facias Sur Mortgage Exit 29. Dec. 1812 "Made known" January 12. 1813 I sign Judgt. for the
	Prothy. — $4.25 Atty — 4.00 Shff. — 1.20 Cry — 10 9.55 Lev fa. Atty — 1.20	sum of $30.534 06/100 with Interest from 16. Nov: 1811 for want of an appear-ance that being the sum due and secured by the Mortgage J. B. Wallace

Same Docket December Term 1814 Page 184.

Wallace – Levy Prothy $1.	F+M. Bank vs Neilson – Sur Levari facias to December 1814 and Sale 12 December 1814 on affadavit filed and motion of Mr Levy Rule to Shew cause on Thursday Next why the Sale shall not be set aside. 28 Decem. 1814. Sale Set aside

Execution Docket March Term 1813.

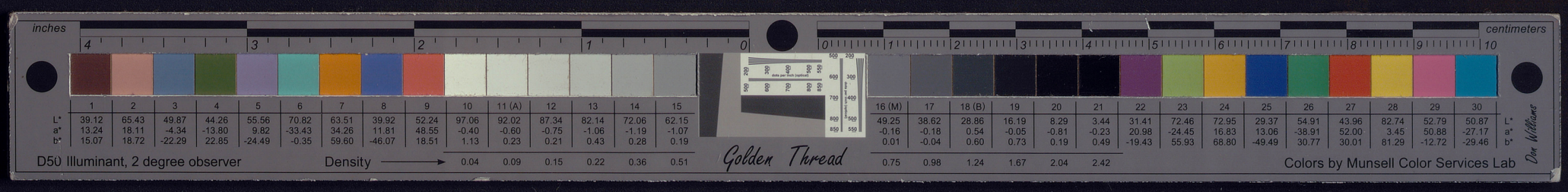
Wallace 13 Paid by Atty.	Farmers & Mechanics Bank vs Noble Caldwell Neilson	Lev. Facias Ex 23 Jany 1813 Debt $30.534 06/100 Int fr. 12 Jany 1813 Sup. Cst $9.55 Lev fac. 1.20	proceedings Stayed by order of Plaintiffs Atty

Execution Docket December Term 1814.

Wallace 10	The Farmers and Mechanics Bank vs Noble Caldwell Neilson	Als. Lev: facias Exit 28 Sept. 1814 Debt. $30.534 06/100 Int fr. 12 Jany 1813 Sup. Ct. Cst $11.95	Property not sold

Execution Docket March Term 1815

Wallace	The Farmers and Mechanics Bank	Pluries Lev: fa.	Sold the 33 lots therein men-



19

Paid by atty

vs

Noble Caldwell Neilson

Et. 6 March 1815
Debt. $ 30.534. 6/00
Int. fr. 12 Jany. 1813
Sup. C. Cost $ 9.55
Ex fac. atty 1.20
al. do 1.20
Plevis do 1.20

:tioned to Robert Adams and Josiah Randall for $ 11.000. the rem[t] of the property sold under a previous Levari

1815
March 7.
Exam[d] Record

Deed Poll Jacob Fitler Esquire High Sheriff to Robert Adams and Josiah Randall their Heirs and Assigns for all thos 33 lots situate in the City of Philadelphia as follows viz. One of them situate at the South East corner of Walnut Street and Schuylkill Front Street Containing on Walnut Street 30 feet and on Schuylkill Front Street 103 feet on which said lot are erected two brick messuages or Tenements and one Frame Tenement Five other of the said lots situate on Walnut Street adjoining each other and the Westernmost of said lots adjoining the last described lot and each of the said Five lots containing in front on said Walnut Street 21 feet and in depth 103 feet Also one other of the said Thirty three Lots situate at the North East corner of Schuylkill Front Street and George Street. Containing on said Schuylkill Front Street in front 22 feet and in depth on George Street 133 feet Also Five other of the said 33 Lots adjoining each other and the Southernmost of them adjoining the last described lot and each of them Containing in front on said Schuylkill Front Street 22 feet and in depth 135 feet to East Street Also one other of the said 33 Lots situate at the North East corner of George Street and East Street Containing in front on said East Street 22 feet and in depth on said George Street 108 feet to Ashton Street Also Five other of the said 33 Lots ad-

Lots adjoining each other and the Southernmost of them adjoining the last described lot and each of them Containing in front on said Schuylkill Front Street 22 feet and in depth 135 feet to East Street Also one other of the said 33 Lots situate at the North East corner of George Street and East Street Containing in front on said East Street 22 feet and in depth on said George Street 108 feet to Ashton Street Also Five other of the said 33 Lots ad-

:joining each other and the Southernmost of them adjoining the last above described lot and each of them. Containing in front on said East Street 22 feet and in depth 108 feet to Ashton Street Also five other of the said 33 lots situate on Walnut Street adjoining each other Bounded on the East by Ashton and on the West by East Street each of them Containing in front on Walnut Street 21- feet 6 inches excepting the one at the South West corner of Walnut and Ashton Streets which contains in front on Walnut Street 22 feet and each of them containing in depth 103 feet. Also one other of the said 33 Lots situate at the North East corner of George Street and Ashton Street Containing in front on Ashton Street 23- feet 6 inches and in depth on George Street 103 feet Also five other of the said 33 Lots adjoining each other and the Southernmost of them adjoining the last described lot and each of them Containing in front on the said Ashton Street 23 feet and in depth 103 feet to West Street Also one other of said 33 Lots situate on the Southeast corner of Walnut Street and Ashton Street with the Messuage thereon "called the Powder Magazine" Containing in front on Walnut Street 72 feet 4 inches and in depth on Ashton Street 96 feet 9 inches Also one other of the said 33 Lots to the East of and adjoining the last described lot situate at the South West corner of Walnut and West Streets Containing in front on Walnut Street 30 feet 8 inches, and in depth on West Street 96 feet 9 inches Also one other of said 33 Lots situate on the North East corner of George Street and West Street Containing in front on West Street 23 feet 3 inches and in depth on George Street 103 feet to Beach Street. And Also one other of the said 33 Lots adjoining the last

described lot to the Northward of it; Containing in front on West Street 23 feet and in depth 107 feet to Beach Street. [Sold as the Estate of Noble Caldwell Nelson at the suit of the Farmers and Mechanics Bank upon certain promissory notes amounting to the sum of $30.534 ⁰⁄₁₀₀ with interest, upon proceedings had in the Supreme Court in and for the Eastern District of Pennsylvania the 17 day of March A.D. 1815]

Acknowledged in Open Supreme Court at Phila-delphia the 17 July 1815 and entered among the Records thereof in Book C. page 464 and Recorded July 30. 1816 in Deed Book M.R. No: 9 page 455 &c

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1825

January 4th

Exam.d Record

Deed Robert Adams and wife to Thomas H. Jacobs in fee for one equal moiety or half part of said 33 Lots of ground last above described

Acknowledged same day. Recorded January 5. 1825 in Deed Book G.W.R. No 6 page 94. &c

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1825

July 26.

Not.d & Exam.d

Deed Josiah Randall and wife and Thomas H. Jacobs to Tim-othy Caldwell in fee for Two lots of ground situate on the North side of Walnut Street between Schuylkill Front Street and Ashton Street in the City of Philadelphia. Bounded and described as fol-lows, to wit. One of the said lots containing in front or breadth on the said Walnut Street 135 feet and extending of that width

1825

July 26.

Prot + Exam.d

Deed Josiah Randall and wife and Thomas H. Jacobs & Timothy Caldwell in fee for Two lots of ground situate on the North side of Walnut Street between Schuylkill Front Street and Ashton Street in the City of Philadelphia. Bounded and described as follows, to wit. One of the said lots containing in front or breadth on the said Walnut Street 135 feet and extending of that width Northward 235 feet to George Street Bounded on the South by Walnut Street on the North by George Street on the East by Schuylkill Front Street and on the West by East Street. The other of the said Lots Containing in front on the said Walnut Street 108 feet and extending of that width Northward 235 feet to George Street, Bounded on the South by said Walnut Street, on the North by said George Street, on the East by said East Street and on the West by Ashton Street (Reciting as being part of the last above described premises. Also the three Deeds last above set forth)

Achnowledged same day. Recorded July 27. 1825 in Deed Book G. W. R. No: 8 page 217 &c

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1836

March 31st

Prod + Examd

Deed Timothy Caldwell and wife to Isaac Otis and Martin Thayer their heirs and assigns as tenants in common and not as joint tenants for All that certain Lot or piece of ground with the three Story brick messuage or tenement and Brick Stable thereon erected situate on the North side of Walnut Street between Schuylkill Front Street and Ashton Street in the City of Philadelphia. Containing in front or breadth on the said Walnut Street 273 feet and extending of that width Northward between Schuylkill Front Street and Ashton Street 235 feet to George Street. Bounded Eastward by Schuylkill Front Street, Westward by Ashton Street, Northward by George Street and Southward by Walnut Street aforesaid (Reciting as being the same premises conveyed to said Timothy Caldwell by two deeds, One by Josiah Randall and wife and Thomas H. Jacobs and the other by Charles Marquedant both Recorded

in Deed Book G.W.R. No: 8 pages 217 and 600.)

Acknowledged same day Recorded April 13.1836

in Deed Book A.M. No: 75 page 271 &c

1837

December 7

Prod. & Exam.d

Deed of Partition Isaac Otis and wife of the one part and Martin Thayer and wife of the other part. Reciting that the said parties had agreed upon an absolute partition and division between them of the said lot of ground last above described and for the purpose of confirming the same the said Isaac Otis and wife granting to said Martin Thayer in fee All that certain lot or piece of ground situate on the North side of Walnut Street and West side of Schuylkill Front Street in the City of Philadelphia Containing in front on the said Walnut Street 158 feet and extending in length or depth Northward 235 feet to George Street. Bounded on the South by the South by the said Walnut Street on the East by the said Schuylkill Front Street, on the North by the said George Street and on the West by the Lot of ground allotted and released to the said Isaac Otis in severalty (being the Easternmost part of the said Lot last above described) And the said Martin Thayer and wife granting to said Isaac Otis in fee All those brick Messuages or Tenements Stable and lot or piece of ground situate on the North side of Walnut Street and East side of Ashton Street in the said City of Philadelphia. Containing in front or breadth on the said Walnut Street 115 feet and extending in length or depth Northward 235 feet to George Street Bound-

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ed on the South by the said Walnut Street, on the West by the

fee All those brick Messuages or Tenements Stable and lot or piece of ground situate on the North side of Walnut Street and East side of Ashton Street in the said City of Philadelphia. Contain-
:ing in front or breadth on the said Walnut Street 115 feet and ex-
:tending in length or depth Northward 235 feet to George Street Bound-

:ed on the South by the said Walnut Street, on the West by the said Ashton Street, on the North by the said George Street and on the East by the Lot of ground allotted to Martin Thayer (Being the Westernmost part of said large Lot last above described)

Acknowleaged 7th day of December 1837 Recorded December 29.1837 in Deed Book S.H.F. No: 20 p. 382 &c

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1838

January 19

Prod + Examd

Deed Isaac Otis and Wife to Daniel Carmichael in fee for the same premises, confirmed to him the said Isaac Otis by the last above Deed of Partition. Consideration $22.000

Acknowledged same day Recorded January 20.1838 in Deed Book S.H.F. No: 18 page 446 &c

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1840

January 18

Prod + Examd

Deed Daniel Carmichael and wife to Martin Thayer in fee for said Westernmost part of said large lot of ground last above described. Consideration $1. and that said Martin Thayer shall well and truly satisfy and pay the sum of $21.700 with the interest thereon upon the Mortgages which are a lien upon said premises.

Acknowledged before Charles H. Warren one of the Justices of the Court of Common Pleas in and for Hampshire County, Massachusets March 24.1840 with the Certificate of the Clerk of the Court affixed certify-
:ing he was a Judge, with the Seal of the Court of Common Pleas affixed. Recorded March 30.1840 in Deed Book S.S. No: 13 page 349 &c

1853
February 17
Exam.d Original on
Record

Will of Martin Thayer wherein and whereby he did will as follows, to wit, "First I bequath to my beloved wife Mary Jane Thayer [instead "of dower] and to my son John Borland Thayer in equal propor-":tions Five thousand dollars of Ross County Ohio and Five thousand "dollars of Philadelphia and Sunbury Rail Road Bonds, both bear-":ing Seven per cent Interest, three and a half percent payable semi-"annually, and I give and bequeath to the same

"Secondly my house and lot on Walnut (Street), George, Schuylkill "Front and Ashton Streets. Containing Two hundred and seventy three "feet on Walnut Street Two hunared and seventy-three feet on George "Street, Two hundred and thirty five feet on Schuylkill Front and "the same on Ashton Strut, Subject to Two Mortgages held by The "Pennsylvania Hospital, One for Seven thousand and One for Three "thousand dollars, Ten thousand in all"

"Fifth I ordain and appoint my Sons, William P. and M. Russell "Thayer my Executors of this my last Will and Testament"

Proved January 29. 1863 and Registered at Philadelphia in Will Book No: 49 page 433 &c

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1863
February 19
Prod + Examined
Stamped $60.

Deed Mary Jane Thayer (widow) John B. Thayer and Mary R. his wife to I. Pemberton Hutchinson in fee for All that certain Lot or piece of ground with the Three Story Brick Messuage or Tenement thereon erected situate on the North side of Walnut Street between Twenty-second (formerly Schuylkill Front) Street and Twenty-third (formerly Ashton) Street in the City of Philadelphia Containing in

1863

February 19

Prod + Examined

Stamped $60.

Deed Mary Jane Thayer (widow) John B. Thayer and Mary R. his wife to I. Pemberton Hutchinson in fee for All that certain Lot or piece of ground with the Three Story Brick Messuage or Tenement thereon erected situate on the North side of Walnut Street between Twenty-second (formerly Schuylkill Front) Street and Twenty-third (formerly Ashton) Street in the City of Philadelphia Containing in front or breadth on the said Walnut Street 273 feet and extending of that width between the said Twenty-second and Twenty-third Streets 235 feet to Sansom (formerly George) Street. Bounded Eastward by Twenty-second Street, Westward by Twenty-third Street Northward by Sansom Street and Southward by Walnut Street aforesaid. Consideration $35.000 Subject to Two Mortgage Debts one of $7.000 and the other of $3.000.

Acknowledged February 21. 1863. Recorded same day in Deed Book A. C. H. No: 81 page 310 &c

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1860

June 13.

Will of I. Pemberton Hutchinson wherein he did will as follows "Second I will and direct that if the terms and conditions of "a certain Covenant and declaration of Trust made between "myself and my sons Charles Hare Hutchinson, James Howell "Hutchinson and Pemberton Sidney Hutchinson; dated the 13th "day of June A.D. 1860 shall not have been full carried out "and complied with on my part during my life, that my Ex-: ecutors shall fully and entirely complete carry out and com-: ply with all the covenants and Stipulations therein contained "and pay the sums thereby agreed to be paid for the objects, "trusts and purposes therein mentioned"

All the rest, residue and remainder of his Estate real and per-: sonal he devised and bequeathed unto such of his Executors as might take out Letters Testamentary and to the survivors or survivor of them In Trust to pay each of his children the sum of $3.000 per-annum quarterly from the day of his death until the

completion of the division of his Estate in the manner therein di-
:rected.

And upon the further Trust to set aside and invest a sum of mo-
:ney which will produce the net income of at least $360 per annum
and to pay the said Income semi-annually from the day of his
death unto Mrs. Frances Lewis Widow of Joseph S. Lewis for and
during the full term of her natural life.

And upon the further Trust to divide the whole rest and residue
of his Estate into six equal parts or if any of his children should
die before him into as many parts or portions as would be equal
to the number of his children and the issue of any deceased child-
:ren. And gave one of said Six parts unto his son Charles Hare
Hutchinson One other to his son James Howell Hutchinson, one
other to his son Pemberton Sidney Hutchinson, One other to his
son Emlen Hutchinson One other to his daughter Annie E. Powel
wife of John Hare Powel and the other to his daughter Marga-
:retta Hutchinson. And directed said Executors to deduct from
each of his said sons shares the sum of $20.000 to be held in trust
as therein mentioned. And did further Will as follows. "And I here-
":by further will direct declare and devise that my said Executors
" who may have at the time taken out Letters Testamentary under
"this my will until the division of my Estate is formally made
"and completed. And the several trustees herein named or any
"other trustee or trustees who may be appointed in their room, place
"or stead after the trust property shall be transferred and convey-
":ed to them respectively so long as their several and respective

"trusts exist shall have full power and authority with the consent and

each of his said sons
as therein mentioned. And did further Will as follows. "And I here-
"by further will direct declare and devise that my said Executors
"who may have at the time taken out Letters Testamentary under
"this my will until the division of my Estate is formally made
"and completed. And the several trustees herein named or any
"other trustee or trustees who may be appointed in their room, place
"or stead after the trust property shall be transferred and convey-
":ed to them respectively so long as their several and respective

"trusts exist shall have full power and authority with the consent and
"approbation of my respective sons or daughters Annuitants or Cestui
"que trusts or their guardians if under age during their several lives
"to grant bargain and sell all or any part of my Estate or of
"any additions thereto or of any investments thereof in real or personal
"property which may come into their hands or under their con-
":trol respectively by public or private sale or to Mortgage or let
"the same on Ground Rent or to exchange or make partition
"thereof upon any terms for any consideration with any reserva-
":tions, restrictions or conditions for cash or on credit and to make,
"seal, execute, and deliver all deeds, conveyances, bonds, Mortgages
"or other instruments necessary or proper for the purposes aforesaid
"without any obligation on the purchaser or purchasers, Mortgagee
"or Mortgagees, grantee or grantees thereof to see to or to be respon-
":sible for the application or misapplication of the purchase moneys or
"other consideration given or received therefor or for the propriety or
"expediency of any exercise of these powers."
And of his said Will did nominate and appoint his sons Charles
Hare Hutchinson, James Howell Hutchinson and Dunberton Sid-
:ney Hutchinson Executors.
Codicils not affecting the premises.

Proved May 15. 1866 and Letters Testamentary
granted said Executors and Registered in Will
Book No: 57 page 436 &c.

1867 **Letter of Attorney.** Emlen Hutchinson to Charles Hare Hutch-

June 24. Ex^d Record. Stamp. #1.

:inson [Reciting the Will of I. Pemberton Hutchinson and the Power of sale therein to said Executors] The said Emlen Hutchinson de-
:claring that he was of full age and Also that he was one of the devisees and legatees named in said Will and being about to leave the United States for some time thereby approving of and consenting to any sale or sales that the Executors or trustees in said Will named might at any time thereafter make of the real estate of the said Testator or of any part of the same. And constitut-
:ing and appointing said Charles H. Hutchinson his true and lawful Attorney for him and in his name and behalf to exe-
:cute acknowledge and deliver and deed or Agreement, certificate declaration or other paper or instrument of writing that might be necessary or proper to express or give evidence of his said consent or approbation in the case of any sale or sales which may be made of said Real Estate or any part thereof by said Ex-
:ecutor or Executors, Truste or Trustees as fully and with like effect as he might have done if personally present.

Acknowledged same day. Recorded August 15. 1867 in Letter of Attorney Book J. I. O. No: 1 page 550 &c

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1868 November 27. Produced Stamped #110 7/100

Deed Charles Hare Hutchinson, James H. Hutchinson and Pemberton Sidney Hutchinson, Executors and Trustees under the Will of said I. Pemberton Hutchinson deceased of the First part. The said Char-
:les Hare Hutchinson, James H. Hutchinson and Annie J. his wife Pemberton Sidney Hutchinson and Agnes his wife Emlen Hutchinson

in Letter of Attorney Book J.T.C. No. [illegible] page [illegible]

1868
November 27.
Produced
Stamped $110.00

Deed Charles Hare Hutchinson, James H. Hutchinson and Pemberton Sidney Hutchinson, Executors and Trustees under the Will of said J. Pemberton Hutchinson deceased of the First part. The said Charles Hare Hutchinson, James H. Hutchinson and Annie J. his wife Pemberton Sidney Hutchinson and Agnes his wife Emlen Hutchinson

(acting by his Attorney in fact the said Charles Hare Hutchinson) John Hare Powel and Anne Emlen his wife and Margaretta Hutchinson (Singlewoman) of the Second part (the said parties of the Second part being the respective Sons and daughters of the said J. Pemberton Hutchinson deceased) to Samuel Coffin and Joseph B. Altemus in fee for the premises last above described being the premises in question. Consideration $110.000.-

Acknowledged by John Hare Powel and Anne E. his wife before a Commissioner for Pennsylvania at Newport R. I. — November 30. 1868 and by balance of parties before a Notary Public residing in the City of Philadelphia December 1st 1868 and Recorded December 23. 1868 in Deed Book J.T.C. No. 197 page 321 &c

1868
November 27
Produced
Stamped $26

Indenture of Mortgage Samuel Coffin and Joseph B. Altemus to Charles Hare Hutchinson, James Howell Hutchinson and Pemberton Sidney Hutchinson Executors and Trustees of the Last Will and Testament of J. Pemberton Hutchinson deceased, granting A Lot of Ground situate on the North side of Walnut Street and West side of Twenty-second Street in the Eighth Ward of the City of Philadelphia. Containing in front or breadth on the said Walnut Street 89 feet and extending in depth Northward of that width 160 feet in Mortgage to secure the payment of the sum of $26.000 at any time within two years from the date thereof with Interest (Being part of the large lot of ground last above described)

Acknowledged December 23. 1868 Recorded same

day in Mortgage Book J.T.O. No: 108 page 506 &c

1868
November 27.
Produced
Stamped #26

Indenture of Mortgage Samuel Coffin and Joseph B. Altemus to Charles Hare Hutchinson, James Howell Hutchinson and Pemberton Sidney Hutchinson Executors and Trustees aforesaid granting A Lot of ground situate on the North side of Walnut Street at the distance of 82 feet Eastward from the East side of Twenty-third Street Containing in front or breadth on the said Walnut Street 102 feet and extending in depth Northward of that width 160 feet in Mortgage to secure the payment of the sum of $26.000. at any time within Two years from the date thereof with Interest (Being part of the large lot of ground above described)

Acknowledged December 23.1868 Recorded same day in Mortgage Book J.T.O. No: 108 page 510 &c

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1868
November 27
Produced
Stamped #18

Indenture of Mortgage Samuel Coffin and Joseph B. Altemus to Charles Hare Hutchinson, James Howell Hutchinson and Pemberton Sidney Hutchinson Executors and Trustees aforesaid granting a lot of Ground situate on the North side of Walnut Street and East side of Twenty-third Street. Containing in front or breadth on said Walnut Street 82 feet and extending in depth Northward of that width 160 feet in Mortgage to secure the payment of the sum of $18.000= at any time within Two years from the date thereof with Interest (Being part of the large lot of ground above described

November 27
Produced
Stamped #18

:ton Sidney Hutchinson Executors and Trustees aforesaid granting &c. lot of Ground situate on the North side of Walnut Street and East side of Twenty-third Street. Containing in front or breadth on said Walnut Street 82 feet and extending in depth Northward of that width 160 feet in Mortgage to secure the payment of the sum of #18.000= at any time within Two years from the date thereof with Interest (Being part of the large lot of ground above described

Acknowledged December 23. 1868 Recorded same day in Mortgage Book J.T.O. No: page &c

1868
November 27.
Produced
Stamped #25

Indenture of Mortgage Samuel Coffin and Joseph B. Altemus to Charles Hare Hutchinson, James Howell Hutchinson and Pemberton Sidney Hutchinson Executors and Trustees aforesaid granting A Lot of ground situate on the South side of Sansom Street East side of Twenty third Street and West side of Twenty-second Street Containing in front or breadth on the said Sansom Street 273 feet and extending in length or depth Southward on the said Twenty-second Street and Twenty-third Street respectively 75 feet in Mortgage to secure the payment of the sum of Twenty five thousand Dollars at any time within Two years from the date thereof with Interest (Being part of the large lot of ground above described.

Acknowledged December 23. 1868 Recorded same day in Mortgage Book J.T.O. No: 108 page 517 &c.

1868
December 12

At an Orphans Court for the City and County of Philadelphia held at Philadelphia the Petition of Charles Hare Hutchinson, James Howell Hutchinson and Pemberton Sidney Hutchinson Executors as aforesaid was presented setting forth the death of said J. Pemberton Hutchinson on the 9th day of May A.D. 1866 and the Will of said J.P. Hutchinson as aforesaid. That the covenants and stipulations contained in the said Trust Deed of the 13th of June 1860 mentioned in said Will were substancially as follows. The Testator covenants with his said

three sons that he "will as soon as it may be convenient for him to do
"so, pay over in cash or assign and transfer, Stocks, loans, or other
"securities worth at their fair market price the sum of Thirty thous-
":and Dollars to be held by them and the survivors and survivor of
"them and the Executors and Administrators of such survivor in Trust
"for the following uses and purposes that is to say. In Trust to in-
":vest and keep invested in the said Trust fund in loans of the City
"of Philadelphia or of the State of Pennsylvania or in Bonds and
"Mortgages or unincumbered Real Estate within the said State or in well
"secured Ground Rents or other Real Estate also within the said State
"and the same to grant, bargain and sell and dispose and invest
"and re-invest the proceeds thereof and again to sell and dispose of
"the same as often as in the discretion of the said Trustees or Trus
":tee for the time being may be deemed necessary or expedient with-
":out any obligation on the part of the purchaser to see to the ap-
":plication of the purchase money" To collect the income of the
Trust estate and to pay over the net receipts thereof half yearly to
Sidney E. Hutchinson and Eliza Hutchinson on half thereof to
each during the term of 99 years if they or either of them should
so long live. And it was further provided by a declaration in the
handwriting of the said Testator bearing date the 9th day of August
1864 appended to the said Deed of Trust as follows - "The sum
that I have left in the above Trust to my daughters Sidney and
Eliza at the present value of currency will not support them. I di-
:rect and order my Trustees to pay the same in gold or its equiv-
:elant" That the account of said Petitioners was duly filed and

so long live - And it was further probated by a declaration in the handwriting of the said Testator bearing date the 9th day of August 1864 appended to the said Deed of Trust as follows - "The sum that I have left in the above Trust to my daughters Sidney and Eliza at the present value of currency will not support them - I direct and order my Trustees to pay the same in gold or its equivelant" That the account of said Petitioners was duly filed and

the report of the Auditor thereon was filed and duly confirmed July 5. 1867. That said Sidney E. Hutchinson and Eliza Hutchinson accepted service, were acquainted with and acquiesced in its provisions. That the aggregate of the awards made by the Auditor to the Trustees for said Sidney E. and Eliza Hutchinson was $37.841.37 [being the equivelant of Gold less the Collateral and United States Taxes previously advanced by said Executors] which said sum he ordered to be set apart and paid over by the Executors into the hands of said Trustees. The said Auditor also ordered the sum of $6.995 to be set apart by said Executors to secure the annuity of $360. given to Mrs. Frances Lewis which said sums had been set apart for and paid over to the said Trustees. That all the debts of the said Testator had been paid And praying the said Court that a citation might be issued to the parties in interest to show cause why, upon the said fund being so specifically set apart the whole Real Estate of the said Testator of which he died seized and possessed should not be discharged and exonerated in the hands of any bona fide holder of the said Real Estate for a valuable consideration from all and every the lien or charge of any and every the foregoing annuities and Legacies, Covenants, stipulations and Declarations of Trust.

The said Frances Lewis, Sidney E. Hutchinson and Eliza Hutchinson signifying their consent by joining in said petition.

Whereupon the said Court the same day granted the prayer of said Petitioners And ordered the said Securities set apart as aforesaid and that all Real Estate of decedent be discharged from lien of said Annuities &c in said Will and Deed of Trust

mentioned in hands of any bona fide purchaser.

Orphans Court Docket 59 December 12. 1868. No: 76.

1868

December 12.

At an Orphans Court held as aforesaid the Petition of Charles Hare Hutchinson one of the Executors as aforesaid was presented setting forth that said J. Pemberton Hutchinson was seized at the time of his decease, inter alia, of All that square of Ground in the said City bounded by Twenty-second, Twenty third, Walnut and Sansom Streets and that the same might then be subject to the lien of his debts not of record Also the power of sale in said Will- Also that the said Executors had sold said Square of Ground to Samuel Coffin and Joseph B. Altemus for the sum of $110.000 of which amount $5.000- had been paid $10.000. to be paid on the Execution and delivery of the deed and the remainder $95.000- to be secured by Four Mortgages on the above described premises And praying that said Samuel Coffin and Joseph B. Altemus have leave to pay the purchase money as above stated to the Executors of said decedent to be disposed of according to the uses and trusts contained in said Will. And that such payment should be deemed valid against all persons who might be interested therein. and should discharge the lien of debts not of record in accordance with the provisions of the act of 1867. All the parties interested in said Estate joining and concurring in the said petition.

Whereupon the said Court granted the prayer of said petition-
(er.)

of said decedent to be disposed of according to the uses and trusts contained in said Will. And that such payment should be deemed valid against all persons who might be interested therein. and should discharge the lien of debts not of record in accordance with the provisions of the act of 1867. All the parties interested in said Es-:tate joining and concurring in the said petition.

Whereupon the said Court granted the prayer of said petition-(er)

:er and directed security to be entered by said Executors in the sum of $220.000. And approved of their own Bond in said sum as such security which had been duly entered

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1868
December 17
Produced
Stamped $1.

Deed annexed to the last above deed, Charles Hare Hutchinson, Jam-:es H. Hutchinson and Pemberton Sidney Hutchinson Executors as afore-:said to Samuel Coffin and Joseph B. Altemus in fee for the premis-:es last above mentioned Consideration $1. Reciting the proceedings in the Orphans Court as aforesaid and the last above deed to Samuel Coffin and Joseph B. Altemus that although the said deed is dated November 27. 1868 duly executed and acknowledged, yet it was not delivered unto the execution and delivery of these presents and at the same time therewith in consideration of the sum of $110.000 [the same consideration named in the last above deed]

Acknowledged same day. Recorded December 23. 1868 in Deed Book J.J.C. No: 197 page 326 &c

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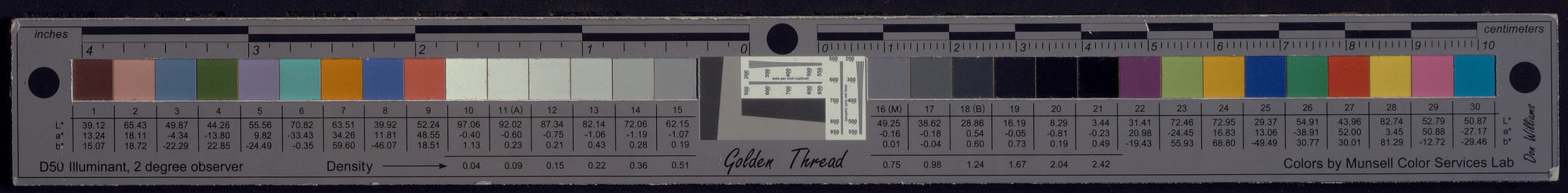
I have read and considered the foregoing Brief of Title and the Deeds and other documents produced and I am of opinion that a good title in fee is thereby deduced to Samuel Coffin and Joseph B. Altemus for the lot of ground bounded by Walnut, San-:som, Twenty-second and Twenty-third Streets described at the head of this Brief. Subject to the Mortgages given for the purchase money above mentioned.

From the certificates of Search produced it sufficiently



appears that there were no incumbrances of record prior to the con-
:veyance to Messrs. Coffin and Altemus affecting the premises in que-
:stion:

(signed) Henry Wharton

January 11. 1869.

1870
October 26.

Letter of Attorney Joseph B. Altemus and Martha C. his wife to Samuel Coffin duly constituting and appointing him the said Sam-
:uel Coffin his and their true and lawful Attorney with full power to sell at public or private sale all or any Real Estate in which he has any Estate or interest either alone or jointly with the said Samuel Coffin in the City of Philadelphia or elsewhere also to enter into agreement with the purchasers for advances in the usual manner to enable them to erect buildings thereon.

Duly Executed and Acknowledged same day Re-
:corded December 5. 1870 in Letter of Attorney Book
* J. A. H. No: 1 page 369 &c

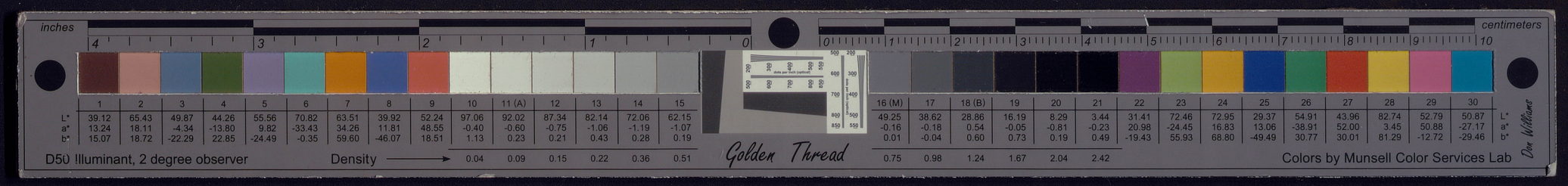
1871
February 7
Cons: $90.500
U. S. Stamp $90 50/100

Deed Samuel Coffin and wife and Joseph B. Altemus and wife by their Attorney in fact Samuel Coffin to Samuel K. Bye for All that certain lot or piece of ground (composed of 7 contiguous lots of ground) situate on the North side of Walnut Street and East side of Twenty third Street in the City of Philadelphia. Containing in front or breadth on Walnut Street 145 feet and extending in length

1871
February 7
Cons: $90.500=
U.S. Stamp $90 50/100

Deed Samuel Coffin and wife and Joseph B. Altemus and wife by their Attorney in fact Samuel Coffin to Samuel K. Bye for All that certain lot or piece of ground (composed of 7 contiguous lots of ground) situate on the North side of Walnut Street and East side of Twenty third Street in the City of Philadelphia. Containing in front or breadth on Walnut Street 145 feet and extending in length or depth of that width 130 feet, including a five feet wide alley which crosses the rear end of four of seven of the lots of ground and communicates with another five feet wide alley leading North into Sansom Street. Bounded Northward by the lot next hereinafter described and partly by other ground of the said Samuel Coffin and Joseph B. Altemus, Eastward by ground of St. James Church, Southward by the said Walnut Street and Westward by Twenty third Street aforesaid. Also, All that certain Lot or piece of ground (composed of six contiguous lots of ground) situate on the East side of Twenty third Street and South side of Sansom Street in the said City. Containing in front or breadth on the said Twenty third Street 105 feet and extending in length or depth Eastward of that width 80 feet including on the rear end thereof the aforesaid five feet wide Alley leading into Sansom Street. Bounded Northward by the said Sansom Street, Southward by the lot of ground above described Eastward by other ground of the said Samuel Coffin and Joseph B. Altemus and Westward by Twenty-third Street aforesaid.

Acknowledged same day. Recorded same day in Deed Book J.A.H. No: 111 page 287 &c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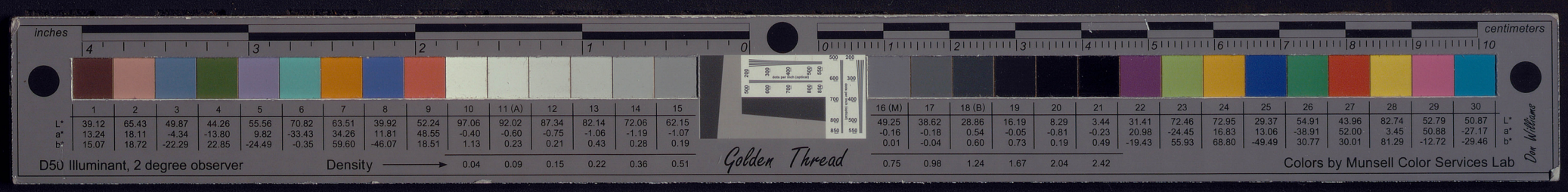
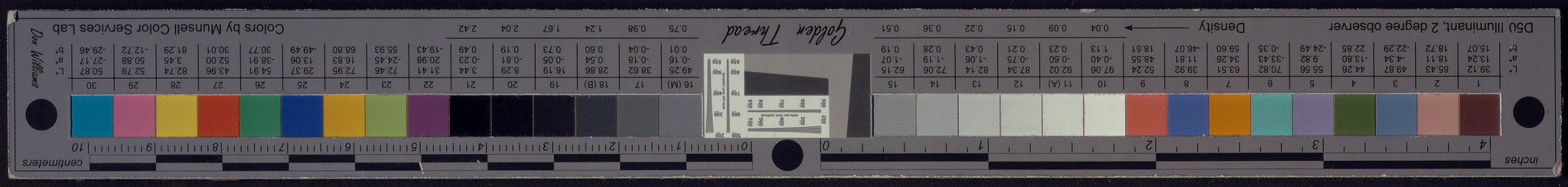
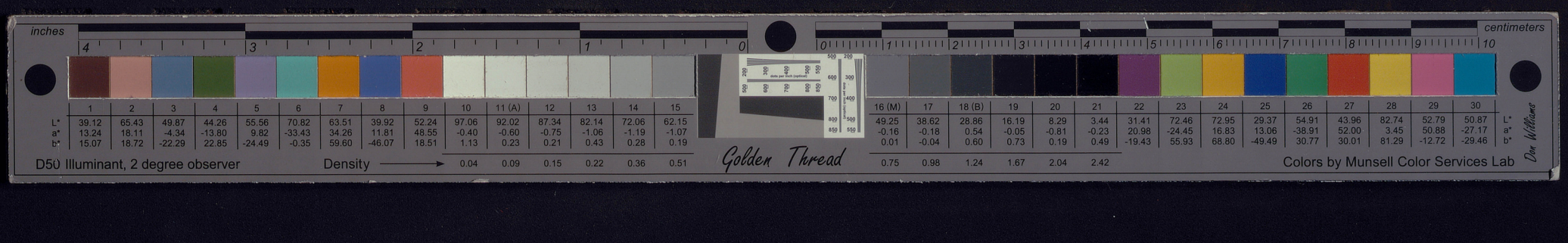
centimeters
4 3 2 1 0
0 1 2 3 4 5 6 7 8 9 10
1 2 3 4 5 6 7 8 9 10 11 (A) 12 13 14 15
L* 39.12 65.43 49.87 44.26 55.56 70.82 63.51 39.92 52.24 97.06 92.02 87.34 82.14 72.06 62.15
a* 13.24 18.11 -4.34 -13.80 9.82 -33.43 34.26 11.81 48.55 -0.40 -0.60 -0.75 -1.06 -1.19 -1.07
b* 15.07 18.72 -22.29 22.85 -24.49 -0.35 59.60 -46.07 18.51 1.13 0.23 0.21 0.43 0.28 0.19
16 (M) 17 18 (B) 19 20 21 22 23 24 25 26 27 28 29 30
49.25 38.62 28.86 16.19 8.29 3.44 31.41 72.46 72.95 29.37 54.91 43.96 82.74 52.79 50.87 L*
-0.16 -0.18 0.54 -0.05 -0.81 -0.23 20.98 -24.45 16.83 13.06 -38.91 52.00 3.45 50.88 -27.17 a*
0.01 -0.04 0.60 0.73 0.19 0.49 -19.43 55.93 68.80 -49.49 30.77 30.01 81.29 -12.72 -29.46 b*
D50 Illuminant, 2 degree observer
Density
0.04 0.09 0.15 0.22 0.36 0.51 0.75 0.98 1.24 1.67 2.04 2.42
Golden Thread
Colors by Munsell Color Services Lab
Don Williams



	1	2	3	4	5	6	7	8	9	10	11 (A)	12	13	14	15
L*	39.12	65.43	49.87	44.26	55.56	70.82	63.51	39.92	52.24	97.06	92.02	87.34	82.14	72.06	62.15
a*	13.24	18.11	-4.34	-13.80	9.82	-33.43	34.26	11.81	48.55	-0.40	-0.60	-0.75	-1.06	-1.19	-1.07
b*	15.07	18.72	-22.29	22.85	-24.49	-0.35	59.60	-46.07	18.51	1.13	0.23	0.21	0.43	0.28	0.19
Density										0.04	0.09	0.15	0.22	0.36	0.51

	16 (M)	17	18 (B)	19	20	21	22	23	24	25	26	27	28	29	30
L*	49.25	38.62	28.86	16.19	8.29	3.44	31.41	72.46	72.95	29.37	54.91	43.96	82.74	52.79	50.87
a*	-0.16	-0.18	0.54	-0.05	-0.81	-0.23	20.98	-24.45	16.83	13.06	-38.91	52.00	3.45	50.88	-27.17
b*	0.01	-0.04	0.60	0.73	0.19	0.49	-19.43	55.93	68.80	-49.49	30.77	30.01	81.29	-12.72	-29.46
Density	0.75	0.98	1.24	1.67	2.04	2.42									


Golden Thread
Dot Williams
inches
centimeters
D50 Illuminant, 2 degree observer
Density
Colors by Munsell Color Services Lab


inches
centimeters
Golden Thread
D50 Illuminant, 2 degree observer
Density
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Bred of Tulle

(b)

Premises situate on the North side of Walnut Street, South side of Sansom Street East side of Twenty-third and West side of Twenty-second Streets.

City of Philadelphia

12482.F.317